

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



<i>Chm.</i>	<i>Richard Pelletier (15)</i>
<i>Vice-Chm.</i>	<i>Nicholas Fazzino (13)</i>
<i>Sec'y</i>	<i>Joyce Rossitter (15)</i>
MEMBERS	<i>Les Adams (13)</i>
	<i>Daniel Russo (13)</i>
	<i>Molly Salafia (15)</i>
	<i>Carl Chisem (15)</i>
ALTERNATES	<i>Ken McClellan (13)</i>
	<i>Gary Faraci (15)</i>
	<i>Elizabeth Emery (15)</i>
<i>Ex-Officio</i>	<i>Mayor Daniel T. Drew</i>
<i>Staff</i>	<i>William Warner, Director</i>
<i>ZEO</i>	<i>Bruce E. Driska, CZEO</i>

**OCTOBER 23, 2013
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.**

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 4. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 5. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 6. PUBLIC HEARINGS (when scheduled)**
 1. Continued: proposed three (3) lot subdivision of the property of Pattagansett Holdings, LLC located At 644 East St. across from Miner Street. Applicant/agent Pattagansett Holdings, LLC S2013-1
 2. Proposed fifteen (15) lot subdivision to be located at Country Club and Massa Tom Roads. Applicant/agent Domenico Fragomeni S2012-8
 3. Proposed Zoning Code Text Amendment to Section 61.01.58 Sale or Dispensation of any form of medical marijuana. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent Kathy M. Kalista Z2013-7 **TO BE TABLED UNTIL 12/11/13**
 4. Proposed Special Exception/Site Plan Review for improvements to existing athletic fields and associated facilities and classroom addition at Xavier High School located at 181 Randolph Road. Applicant/agent Xavier High School SE2013-4
- 7. OLD BUSINESS**
 1. Request for a site plan modification for parking lot improvements at 55 High Street. Applicant/agent Liberty Bank/Joe Wren SPR2013-175
 2. Request for a modification of the Special Exception/Site Plan approval condition for the Autumn Meadow Subdivision located at Maynard Street/Clew Drive to modify the age restriction for occupants for 20% of the units and to delete certain site improvements otherwise required. Applicant/Agent Donald Guire/Law offices of Jane R. Marsh, LLC SE2007-3
- 8. NEW BUSINESS**
 1. Proposed Zoning Code Text Amendment to Add Section 61.02.39 Homeless Rehabilitative Shelter for Men in the B-2 Zone Applicant/agent V.A. Dora Holdings, LLC. Z2013-10 **TO BE SCHEDULED FOR A PUBLIC HEARING 12/11/13**
 2. Request for a G.S. 14-54 Review for location approval for a General Repairer located at 170 North Main Street. Applicant/agent Joseph Hill 2013-3
 3. Proposed four (4) lot subdivision to be located at the intersection at Congdon Street West and Ridgewood Road. Applicant/agent Ted Bysiewicz S2013-3 **TO BE SCHEDULED FOR A PUBLIC HEARING 12/11/13**
 4. Proposed fourteen (14) lot residential subdivision of the property of Guiheen Revocable Living Trust located on Mile Lane with activity in the 100 foot upland review area. S2013-4 Applicant/agent Tom Cocomo **TO BE SCHEDULED FOR A PUBLIC HEARING 12/11/13**

9. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING

10. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS

- 10.1 Minutes of 10/9/13 Regular Meeting
- 10.2 ZEO Report
- 10.3 Other Commission Affairs – River Cog Report

11. ADJOURNMENT

ALTERNATES: E. Emery, G. Faraci, K. McClellan

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk's Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.

245 deKoven Drive, Middletown, CT 06457 www.middletownplanning.com www.cityofmiddletown.com